



February 3, 2025

To: Zoning Board of Appeals
Village of Spring Valley
200 N. Main Street
Spring Valley, NY

RE: 9 Marmon Pl.
Spring Valley, NY 10977
Tax lot 50.78-1-26

Subject: Narrative

This property is located at 9 Marmon Pl. in the Village of Spring Valley in the R-2 Zone. The applicant would like to Permit the Construction, Maintenance, and use of a single-family dwelling.

We were at the zoning board back in 2021 and presented a two-family dwelling with a 5 foot front setback.

The board recommended that we change this to a single family and implement the following changes, which we are now requesting:

We reduced the front setback on the first floor to be 7' (instead of 5'), with an overhang of 2 feet on the second and third floors.

In the rear, there will be a 10' clearance on the first floor and on the second and third floors will be a 2' overhang -which will total to be an 8' rear setback.

The following variances are being requested:

	<u>Required</u>	<u>Provided</u>
Lot Area	9000 sf	2903 sf (3738 without reduction)
Lot width (Twin)	90'	17.6
Front yard (depth- Marmon)	25'	5'
Side Yard Depth	15'	5'
Rear Yard depth	20'	8'
Total Side Yards	30'	5'
FAR	.65	.84 (.65 without deduction)
Visibility intersection variance required		

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